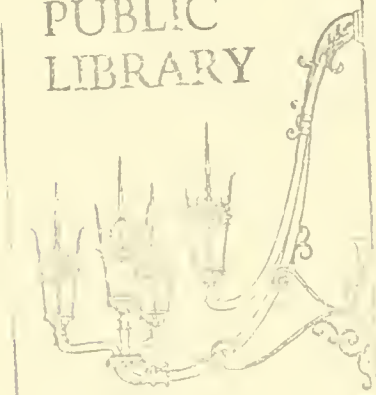


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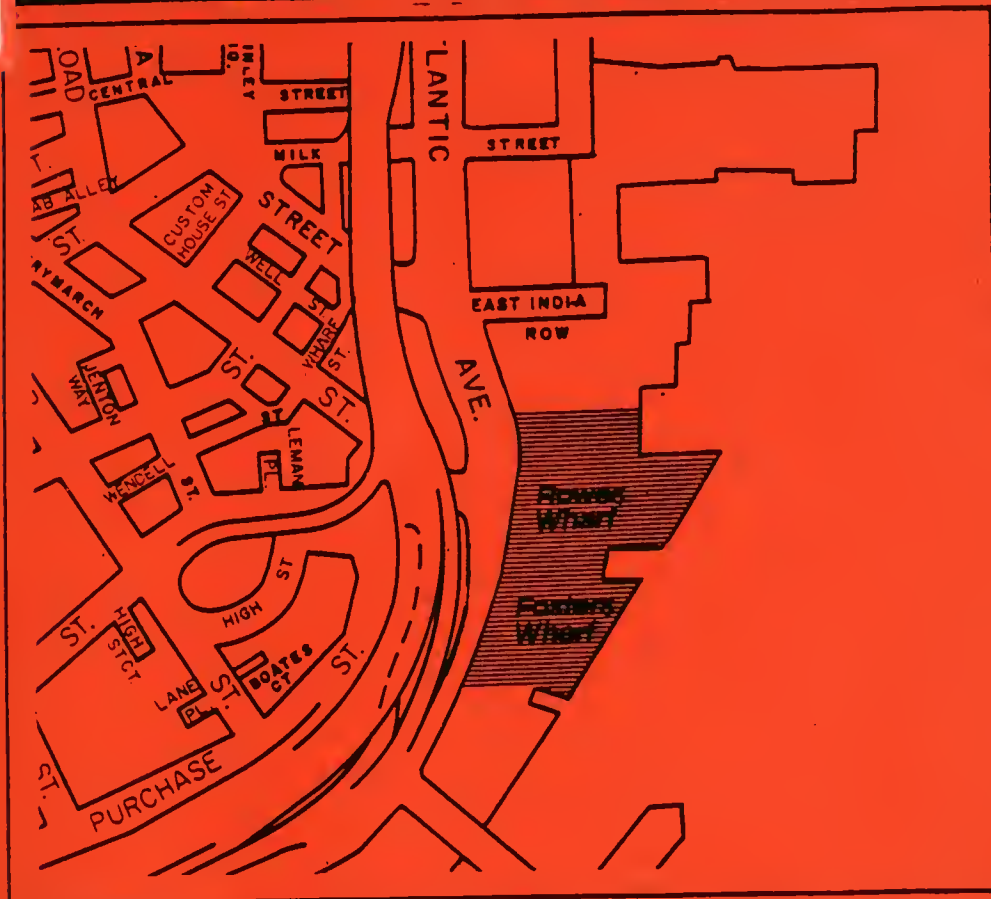
964

BOSTON
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FINAL STAGE



Amos
editors
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BOSTON REDEVELOPMENT AUTHORITY

**DESIGN AND DEVELOPMENT
GUIDELINES**

ROWES/ FOSTERS WHARF

The Boston Redevelopment Authority requests that the finalists submit, in accordance with the enclosed design, transportation, environmental, and financial guidelines, no later than 5:00 P.M. on December 22, 1982, to Robert J. Ryan, Director, Boston Redevelopment Authority, City Hall, Room 925, One City Hall Square, Boston, Ma. 02201:

o Design Submission

- 1) Site plan(s) developed in sufficient detail at 1"-40" to describe the character and scope of the proposal completely. Without extending the generality of this requirement, the site plan shall indicate all landscaping and site development details including walls, fences, planting, outdoor lighting, street furniture, and ground surface materials; bounding streets, and buildings and spaces across streets; points of vehicular and pedestrian access; number and type of parking facilities; indication of proposed new paving, planting and lighting; existing and proposed right-of-way development and/or easements to remain.
- 2) Building plans, elevations, and sections at 1/16" showing organization of functions and spaces. These drawings should be detailed sufficiently to indicate general architectural character and proposed finish materials. Adjacent building, streets and buildings across streets must be indicated.
- 3) Two models must be submitted. Each is limited in geographic area coverage to the Rows/Fosters Wharf site and adjacent off-site improvements extending to the Central Artery. Each should be constructed to fit into existing BRA base models. The base models and a template will be available at the BRA for review. The two required models are:
 - o A block model at 1" = 100' to fit the existing BRA downtown base model to show massing and the proposals relationship to downtown.
 - o A presentation model at 1" = 40' to fit the existing BRA waterfront base model to indicate fenestration, site and building details, and landscaping.
- 4) All sketches, diagrams, and other materials relevant to the proposal which were used by the architect during the initial study and which will help to clarify the design's constraints and the solution to them.

o Financial Submission

Finalists must submit the following information as well as any other financial information that may assist the Authority in evaluating proposals.

- 1) Development, Operating and Sales Pro Forms including Development Schedule.
- 2) Memorandum from a recognized geotechnical engineer, describing and providing estimates for premium costs for construction at Rows/Fosters Wharf.
- 3) A letter(s) of interest from a financial institution for construction, permanent and end-loan financing.

DESIGN CONCEPT

- I. The comprehensive design should provide an exciting urban mixed-use facility exhibiting a strong architectural relationship with the abutting properties, the artery, the downtown urban matrix and waterfront development. It should allow privacy and self-containment for the occupants and still allow general public access and use. The designee will be responsible for improvements to the entire parcel.
- II. Essential to the design are views from within and without, orientation and energy conservation concerns, modeling and variation of forms, merchandising impact, amenities and the vitalization of the site and the nearby neighborhood.

DESIGN GUIDELINES/REQUIREMENTS

The following includes both the initial and final stage design guidelines/requirements. Requirements are noted by a preceding asterisk. Both the new final stage guidelines and requirements are underlined.

I. Location

The parcel is located within the Downtown Waterfront/Faneuil Hall Urban Renewal Project and is bounded by Atlantic Avenue, the Harbor Towers Development, Boston Inner Harbor, and the 400 Atlantic Avenue building.

II. Parcel Area

The total parcel area includes 166,400 square feet ± with existing land enclosed by seawall equal to 90,300 square feet ±, existing deck area equal to 51,300 square feet ±, and existing uncovered water area equal to 24,800 square feet ±.

III. Uses

- A. A mixed use development is requested with residential condominiums (approximately 425,000 GSF), and office and retail space (approximately 240,000 GSF).
- B. The ground floor must be devoted to active commercial use (retail, restaurant).
- C. A Boat Terminal must be provided with approximately 8,000 GSF indoor waiting/ticketing area and approximately 10,000 GSF outdoor protected boarding area.
- D. The water edge must be reserved for pedestrian, water related and boat terminal uses.
- E. Parking spaces must be provided primarily below-grade and if provided on other levels must be configured so as not to detract from the pedestrian and first floor commercial uses or in any other way restrict the vitality of the ground level.
- F. Service areas for the development and access to these areas should be inconspicuous, safe, fully enclosed and must not detract from views and vistas of the project or through the project to the water. (See Transportation Guidelines)

IV. Massing and Building Height

- A. Overall Gross F.A.R. must not exceed 4, based on a parcel area of 166,400 S.F.
- * B. Major massing elements within the project must relate strongly to one another and the composition of masses must relate to and enhance the character of the local architecture. Unusual shapes that do not derive from the indigenous character of the the waterfront must be avoided.
- * C. Upper level major deck or plaza areas that are not clearly integrated with, and easily accessible by the public from the ground plane, must be avoided.
- * D. The edges of public pedestrian spaces, streets, and the waters edge must be clearly defined by the massing of major elements.
- E. Maximum height should not exceed 165 feet anywhere on the parcel.
- F. Atlantic Avenue frontage must reinforce moderate building heights.
- G. Height at elements closest to water edge must not exceed 2-3 floors, to allow views from upper floors and preserve views and scale along the water edge.

- H. Sensitive transitions in scale between the water edge and Atlantic Avenue frontage should be provided.
- I. The massing configuration must not suggest any barrier between the waterfront and downtown areas.

V. Open Space

- A. A minimum of 50% of the 166,400 S.F. site must be open space at the ground floor level to the underside of the fourth floor.
- B. No large unprogrammed open spaces will be permitted.
- C. Amenities should include lighting, seating, shade cover or shade structures, landscaping (trees, shrubs, ground cover), plaza pavings and kiosks.
- D. The public areas especially at the water's edge should be designed to provide maximum environmental benefits including sunlight, warmth, and protection from wind in the colder months, shade and breezes in the hot months, and year-round variety of spatial experience and activity.
- * E. Because of the long harbor views available from the parcel, some public uses at the rooftop level (for example, restaurant/observation deck) are required.
- * F. The ground plane of the site should contain an exciting activity with a clear architectural expression as a destination for the public.
- G. Where appropriate, transparent enclosure of a significant public space or spaces for year-round use that is integrally connected with the waterfront pedestrian circulation system is encouraged.

VI. Public Pedestrian Access and Vistas Through the Site

- A. Provide as much visual access to the Harbor as possible from Atlantic Avenue and the Central Artery.
- * B. All major public areas (vistas, and pedestrian access easements, water's edge, and plazas) shall be devoted exclusively to pedestrian use without any intrusion of vehicles.
- C. 400 Atlantic Avenue Access and Vista
 - 1. Provide a minimum 30' wide easement through site from Atlantic Avenue to the water edge along the north side of the 400 Atlantic Avenue building.
 - 2. ~~No structure may be built below the 4th floor level.~~

- D. Broad Street Access and Vista
1. Provide a minimum 50' wide opening at Atlantic Avenue, aligning with and providing views of the Harbor from Broad Street.
 2. No structure may be built below the 4th floor level.
 3. Provide access and views to Boat Terminal and Docking Area.
- E. High Street Access and Vista ("Walk-to-the-Sea" type)
1. Provide a mini-park of 30' minimum width connecting Atlantic Avenue and the water edge generally along the northern edge of the parcel.
 2. Amenities should include trees, benches, lighting, paths and picnic areas.
 3. The treatment should relate to and augment the existing adjacent landscaped area at Harbor Towers.
- F. "Along-the-water's-edge" - Provide complete pedestrian access linking water edge walkways with all other access points through the site in addition to connecting and integrating with the walkway at Harbor Towers and the 400 Atlantic Avenue building. The water edge pedestrian way width must be sufficient to ensure pedestrian flow as well as to accommodate water uses.
- G. Continuation of the pier configuration that characterizes the Boston Waterfront is encouraged because it allows the water's edge to be brought closer to Atlantic Avenue and increases the opportunities for water-edge walkways.
- H. Provide improvements to public streets including paving, planting materials, signage, lighting, and visual identification to reinforce links to and from Broad Street, High Street, Atlantic Avenue and the Central Artery.
- I. Devote one percent of the above grade construction cost to works of art in accordance with Authority policies.

VII. Materials

Building exterior and site materials should respect the masonry character of the nearby downtown. Materials should additionally be considered for energy conservation. All materials visible from the exterior will be subject to design review.

ACKNOWLEDGEMENT

The Boston Redevelopment Authority appreciates the cooperation and assistance of the Boston Society of Architects in the preparation of these Design Guidelines.

TRANSPORTATION GUIDELINES

- o Access to the site will continue to be limited to a one-way northbound Atlantic Avenue with its connections to High Street and Artery-related roadways.
- o Driveways to the site must not introduce vertical curb drops across the sidewalk.
- o The designee should be prepared to work with the City in altering roadways traversing the pedestrian links to Broad Street and High Street, so that more legible, safer and attractive pedestrian paths may be established. This includes responsibility for the costs of implementing any agreed-upon scheme. The implementation of these improvements may be phased to be consistent with State plans for Central Artery improvements in this area.
- o There shall be a maximum of 500 parking spaces for the entire site. If spaces are to be open to the general public for a fee (i.e. other than for designated tenants' use), a parking freeze permit must be obtained from the Boston Air Pollution Control Commission.
- o Service areas for the development and access to these areas should be inconspicuous, safe, fully enclosed and must not detract from views and vistas of the project or through the project to the water. Access and egress should avoid backing across the sidewalk.
- o The provisions of boating facilities should be further defined. In addition to the requirements for terminal facilities, the designee should set forth the nature and extent of the docking facilities for the commuter/tour boats, water taxis, and a public landing.

ENVIRONMENTAL GUIDELINES

- o Stepped or broken building facades are preferred to solid flat masses in order to minimize adverse wind impacts. Wind tunnel testing will be required from the tentative designee once the selection process is completed. Wind gusts in excess of 31 m.p.h. greater than 1% of the time at ground level are not acceptable.
- o Testing for CO levels at potential "hot spots" may be required from the tentative designee once the selection process is completed.
- o Life cycle costing should be included in decisions on energy systems.
- o To avoid the need for excessive energy consumption, glass enclosed areas should provide for sun shading and natural ventilation in warm months.
- o To maximize energy efficiency, the design should take into account solar orientation and window treatment.
- o For buildings locating in the East Side Interceptor drainage area and generating greater than 10,000 gallons/day waste water, the Boston Water and Sewer Commission requires a holding tank as a condition of issuance of a Permit for Sewer Extension and Connection.

FINANCIAL GUIDELINES

- o The BRA intends to lease the parcel and continues to recognize the marketing concerns for residential leasehold condominiums. The BRA remains willing to consider, if necessary, alternative dispositions for the residential portion that will produce long-term financial benefits to the BRA consistent to those of a long-term lease.
- o The BRA will lease the parcel to the designee for a term of 100 years with renewal options for the residential portion, pursuant to M.G.L. Chapters 183A and 186, and a total term of 80 years for the commercial portion. The residential portion will only include the condominium units, condominium parking spaces and any space directly related to the condominium units and parking. The commercial portion will include all public areas, all commercial parking, all office and retail space, all terminal space and all areas related to the above uses.
- o The BRA will not subordinate its fee interest in the parcel and will not subordinate its annual base rent to any financing.
- o The annual base rent will be established competitively, but will not be less than \$600,000 for the residential portion and not less than \$700,000 for the commercial portion. Base rent will be payable monthly in advance and will commence in full upon execution of the lease.
- o For the residential portion, the base rent will be escalated annually by a percentage which will be established competitively. The escalation of rent will begin in the fifth year from commencement of the lease and will continue for the remainder of the term.
- o For the commercial portion, an annual percentage rent based on the commercial net cash flow will be established competitively. Percentage rent will not be subordinated. In the event of a foreclosure, however, the BRA will waive percentage rent for a predetermined period of time if net cash flow is not available. Allowed deductions from gross income for calculating net cash flow will include operating expenses, real estate taxes, base rent and an amount equal to 12.5% of total project costs.
- o For the commercial portion, the BRA will receive, as additional percentage rent, a percentage of net proceeds from refinancing and sales which will be established competitively.
- o The BRA and the City will not incur any expenses in the development of the parcel. The parcel will be disposed of in an "as is" condition. The designee will pay for the cost of any utility relocation not paid by any utility company.

SQUARE FOOTAGE PRO FORMA

I. RESIDENTIAL PORTION

Number of Condominium Units _____

Mix of Units

1 Bedroom _____

2 Bedroom _____

Other _____

Total Gross Square Footage (GSF) _____

Condominium Unit GSF _____

Condominium Parking GSF _____

Other Accessory Uses GSF (specify) _____

Total Condominium Unit Net Square Footage (NSF) _____

Average Unit NSF _____

Number of Condominium Parking Spaces (GSF/space) _____

II. COMMERCIAL PORTION

Total Gross Square Footage (GSF) _____

Office _____

Retail _____

Commercial Parking _____

Terminal (Indoor) _____

Other (specify) _____

Total Net Square Footage (NSF) _____

Office _____

Retail _____

Terminal (Indoor) _____

Other (specify) _____

Number of Commercial Parking Spaces (GSF/space) _____

III. OPEN SPACE PORTION

Total Open Space Square Footage (SF) _____

Pedestrian Plaza _____

Outdoor Terminal _____

Enclosed Public Areas _____

Public Walkways _____

Private Areas _____

Other (specify) _____

PREMIUM AND SITE COSTS PRO FORMA
(Estimates in 1984 Dollars
Using 7% Inflation Factor from 1982)

I. PREMIUM COSTS

Subsurface Costs (specify methods, i.e. sheeting, pilings, mat, seawall)	_____
Surface Costs (specify, i.e. decking)	_____
Other Premiums (specify)	_____
 Total Premium Costs	 _____
 Allocation of Premiums (\$)	
Residential Portion	_____
o Units	_____
o Parking (\$ /space)	_____
o Open Space	_____
o Other (specify)	_____
 Commercial Portion	 _____
o Office, Retail, Terminal	_____
o Parking (\$ /space)	_____
o Open Space	_____
o Other (specify)	_____

Note: Premium costs, for the purposes of the proformas for this development, should be considered as those site preparation costs that are an extra expense because of this development's waterfront location as compared to the costs for other downtown developments.

II. SITE COSTS

Landscape Plant Materials	_____
Pedestrian Plaza Paving	_____
Plaza Amenities (lighting, benches, kiosks)	_____
Off-Site Improvements	_____
Works of Art	_____
Other (specify)	_____
 Total Site Costs	 _____
 Allocation of Site Costs (\$)	
Residential Portion	_____
Commercial Portion	_____

Note: Site costs, for the purposes of the proformas for this development, should be considered as those costs that are the usual costs for improving the site of any downtown development.

DEVELOPMENT PRO FORMA FOR RESIDENTIAL PORTION

(Estimates in 1984 Dollars for Phase 1,
Estimates in 1985 Dollars for Phase 2,
Using 7% Inflation Factor from 1982)

Construction Costs

Condominium Units (\$	/GSF)	_____
Unit Finishes (\$	/NSF)	_____
Condominium Parking (\$	/GSF)	_____
Site Costs (\$	/GSF)	_____
Premium Costs (\$	/GSF)	_____
Other (specify)		_____
Total		_____

Soft Costs

Developer Fees	_____
Architect/Engineering	_____
Marketing/Brokerage/Advertising	_____
Construction Loan Financing Fee	_____
End Loan Commitment Fee	_____
Other Financing Fees	_____
Miscellaneous Fees	_____
(Legal, Acctg., Insurance, Title)	_____
Construction Period Costs	_____
Construction Loan Interest	
(mos. @ % with	
average balance of	
\$)	_____
Base Rent Payments	_____
(100% for mos.)	_____
Real Estate Taxes	_____
(mos.)	_____
Sale Period Costs	_____
Construction Loan Interest	
(mos. @ % with	
average balance of	
\$)	_____
Base Rent Payments	_____
(100% for mos.)	_____
Real Estate Taxes	_____
(mos.)	_____
Operating Expenses	_____
Other (specify)	_____
Other Soft Costs (specify)	_____
Total	_____

Contingency (% of \$) _____

Total Condominium Development Costs _____

Note: For each phase of condominium development, please complete a separate proforma.

SALES PRO FORMA FOR RESIDENTIAL PORTION
(Estimates in 1986 Dollars for Phase 1,
Estimates in 1987 Dollars for Phase 2,
Using 7% Inflation Factor from 1982)

I. Condominium Units

Gross Sales Proceeds	_____
Gross Condominium Sales/NSF	_____
Less Total Condominium Units Development Cost	(_____)
Total Condominium Cost/NSF	_____
Net Profit (Before Taxes)	_____
Return on Gross Sales Proceeds (%)	_____
(Net Profit/Gross Sales Proceeds)	_____
Equity Participation	_____
(Amount and % of Condominium Units Cost)	_____
Return on Equity	_____

II. Condominium Parking Spaces

Gross Sales Proceeds	_____
Gross Parking Sales/Space	_____
Less Total Condominium Parking Development Cost	(_____)
Total Parking Cost/Space	_____
Net Profit (Before Taxes)	_____
Return on Gross Sales Proceeds (%)	_____
(Net Profit/Gross Sales Proceeds)	_____
Equity Participation	_____
(Amount and % of Condominium Parking Cost)	_____
Return on Equity	_____

III. Total Sales

Gross Condominium Units Sales Proceeds	_____
Gross Condominium Parking Sales Proceeds	_____
Total Condominium Sales Proceeds	_____
Less Total Condominium Development Costs	(_____)
Net Profit (Before Taxes)	_____
Total Return on Gross Condo Sales Proceeds (%)	_____
(Net Profit/Total Gross Sales Proceeds)	_____
Equity Participation	_____
(Amount and % of Total Condominium Cost)	_____
Return on Equity	_____

Note: For each phase of condominium development, please complete a separate proforma.

COST OF OWNERSHIP PRO FORMA FOR CONDOMINIUM UNIT

(Estimates in 1986 Dollars for Phase 1,
Estimates in 1987 Dollars for Phase 2,
Using 7% Inflation Factor from 1982)

Average Unit Size (NSF) _____

Average Unit Price _____

Downpayment (\$, %) _____

Annual Common Area Charges (\$ /NSF) _____

Annual Base Rent Payment (\$ /NSF) _____

Annual Real Estate Taxes (\$ /NSF) _____

Annual Mortgage Payment

(% on \$

for years) _____

Total Annual Cost of Ownership (Before-tax) _____

Total Monthly Cost of Ownership (Before-tax) _____

DEVELOPMENT PRO FORMA FOR COMMERCIAL PORTION

(Estimates in 1984 Dollars

Using 7% Inflation Factor from 1982)

Construction Costs

Office (\$	/GSF)	_____
Retail (\$	/GSF)	_____
Office Tenant Finishes (\$	/NSF)	_____
Retail Tenant Finishes (\$	/NSF)	_____
Terminal (\$	/GSF)	_____
Commercial Parking (\$	/GSF)	_____
Site Costs (\$	/GSF)	_____
Premium Costs (\$	/GSF)	_____
Other (specify)		_____
Total		_____

Soft Costs

Developer Fee	_____
Architect/Engineering	_____
Marketing/Brokerage	_____
Construction Loan Financing Fee	_____
Permanent Loan Financing Fee	_____
Other Financing Fees	_____
Miscellaneous Fees	_____
(Legal, Acctg., Insurance, Title)	_____
Construction Loan Interest	_____
(mos. @ % with average	
balance of \$)	_____
Base Rent Payments	_____
(100% for construction period	
of mos.)	_____
Real Estate Taxes	_____
(Construction period of mos.)	_____
Operating Loss	_____
(period of mos.)	_____
Other Soft Costs (specify)	_____
Total	_____

Contingency (% of \$)

Total Commercial Development Costs

OPERATING PRO FORMA FOR COMMERCIAL PORTION

(Estimates in 1987 Dollars

Using 7% Inflation Factor from 1982)

Commercial Income

Office (NSF @ \$	/NSF)	_____
Retail (NSF @ \$	/NSF)	_____
Commercial Parking			
(spaces @ \$	/space/month)	_____
Terminal (NSF @ \$	/NSF)	_____

Potential Gross Income _____

Vacancy (%) _____ ()

Effective Gross Income _____

Operating Expenses

Office (\$	/NSF)	_____
Retail (\$	/NSF)	_____
Terminal (\$	/NSF)	_____
Commercial Parking (\$	/space)	_____
Total		_____ ()

Real Estate Taxes

Office (\$	/NSF)	_____
Retail (\$	/NSF)	_____
Terminal (\$	/NSF)	_____
Commercial Parking (\$	/space)	_____
Total		_____ ()

Annual Base Rent _____ ()

Net Income Available After Annual Base Rent _____

Annual Amount on Total Project Costs (12.5%) _____ ()

Net Cash Flow Available to Pay Percentage Rent _____

BRA % Rent (Detail separately method for Percentage Rent) _____ ()

Net Cash Flow _____

Debt Service (% on \$ for years;
 % debt service constant) _____

Debt Service Coverage (Debt Service/Net Income Available
After Annual Base Rent) _____

Equity Participation

(Amount and % of Total Commercial Development Costs) _____

Return on Equity (% , \$) _____

Return on Total Commercial Development Costs (%) _____
(Net Income Available/Total Costs)

OPERATING LOSS PERIOD PRO FORMA FOR COMMERCIAL PORTION

(Estimates in 1986 Dollars

Using 7% Inflation Factor from 1982)

Commercial Income

Office (NSF @ \$ /NSF) _____
Retail (NSF @ \$ /NSF) _____
Commercial Parking
(spaces @ \$ /space/month) _____
Terminal (NSF @ \$ /NSF) _____

Potential Gross Income _____

Vacancy

Office (%) ()
Retail (%) ()
Commercial Parking (%) ()
Total ()

Effective Gross Income _____

Operating Expenses ()

Real Estate Taxes ()

Annual Base Rent ()

Financing Costs

Construction Loan Payments (mos.) _____
Permanent Loan Payments (mos.) _____
Total ()

Net Operating Loss ()

DEVELOPMENT SCHEDULES

I. RESIDENTIAL PORTION

Final Designation	_____
Lease Commencement	_____
Construction Start	_____
Foundations	_____
Parking	_____
Shell Construction Start	_____
50% Completion for Phase 1	_____
50% Completion for Phase 2	_____
Unit Finishes for Phase 1	_____
Unit Finishes for Phase 2	_____
Sales Period for Phase 1	_____
Sales Period for Phase 2	_____
Sellout for Phase 1	_____
Sellout for Phase 2	_____

II. COMMERCIAL PORTION

Final Designation	_____
Lease Commencement	_____
Construction Start	_____
Foundations	_____
Parking	_____
Shell Construction Start	_____
50% Completion	_____
Tenant Finishes	_____
Initial Occupancy	_____
Operating Loss Period	_____
95% Occupancy	_____
Stabilized Year	_____

WATERFRONT

B65R

1982

AUTHOR

C.2

ROWES/FOSTERS WHARF

TITLE

DATE
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BORROWER'S NAME

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